

EXHIBIT "A"

A 9.100 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS PARCELS 1 AND 3 IN DEED TO BASS VENTURES, LLC, RECORDED IN DOCUMENT NO. 2009R07018 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1030982.51, E:2522550.84;

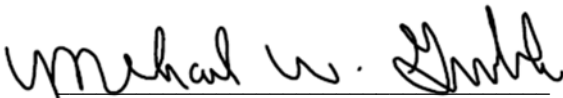
THENCE SOUTH 01 DEGREES 18 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTH 1/2, PASSING A RAILROAD SPIKE FOUND AT THE WEST COMMON CORNER OF SECTIONS 7 AND 18, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE 3RD PRINCIPAL MERIDIAN AT A DISTANCE OF 96.44 FEET AND CONTINUING, A TOTAL DISTANCE OF 150.02 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 41 MINUTES 54 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,642.63 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

THENCE NORTH 01 DEGREES 17 MINUTES 48 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.02 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2;

THENCE NORTH 89 DEGREES 41 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 2,642.58 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 396,391 SQUARE FEET OR 9.100 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/12/2015



A_ILRP_PP_CH_003.DWG

EXHIBIT "A"

A 19.876 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 2 WEST AND THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO TECHNOLOGY GROUP, LLC, RECORDED IN DOCUMENT NO. 2002R01362, AS CORRECTED BY DOCUMENT NO. 2008R00917 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID TECHNOLOGY GROUP, LLC TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO JOSHUA ASSAD, RECORDED IN DOCUMENT NO. 2008R01026, D.R.C.C.I., BEARS SOUTH 00 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 198.38 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1028210.22, E:2535330.96;

THENCE NORTH 72 DEGREES 48 MINUTES 38 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 922.93 FEET TO A POINT FOR CORNER IN A COMMON LINE OF SAID TECHNOLOGY GROUP, LLC TRACT AND SAID ASSAD TRACT;

THENCE NORTH 00 DEGREES 37 MINUTES 03 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 92.96 FEET TO A COMMON CORNER OF SAID TECHNOLOGY GROUP, LLC TRACT AND SAID ASSAD TRACT;

THENCE NORTH 89 DEGREES 39 MINUTES 57 SECONDS WEST, ALONG A COMMON LINE OF SAID TECHNOLOGY GROUP, LLC TRACT AND SAID ASSAD TRACT, A DISTANCE OF 305.26 FEET TO A POINT FOR CORNER;

THENCE NORTH 72 DEGREES 48 MINUTES 38 SECONDS WEST, LEAVING A COMMON LINE OF SAID TECHNOLOGY GROUP, LLC TRACT AND SAID ASSAD TRACT, A DISTANCE OF 2,488.08 FEET TO A POINT FOR CORNER;

THENCE NORTH 57 DEGREES 21 MINUTES 16 SECONDS WEST, A DISTANCE OF 2,128.98 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID EAST 1/2, FROM WHICH A 1-INCH ALUMINUM CAP FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 17 BEARS SOUTH 29 DEGREES 24 MINUTES 18 SECONDS WEST, A DISTANCE OF 2,554.06 FEET;

THENCE NORTH 01 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 181.01 FEET TO A POINT FOR CORNER;

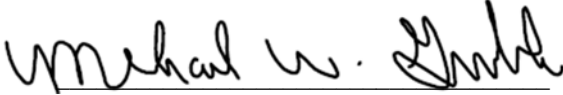
THENCE SOUTH 57 DEGREES 21 MINUTES 16 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,209.94 FEET TO A POINT FOR CORNER;

THENCE SOUTH 72 DEGREES 48 MINUTES 38 SECONDS EAST, A DISTANCE OF 3,662.81 FEET TO A POINT FOR CORNER IN SAID EAST LINE;

EXHIBIT "A"

THENCE SOUTH 00 DEGREES 41 MINUTES 52 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 157.62 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 865,812 SQUARE FEET OR 19.876 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/09/2015



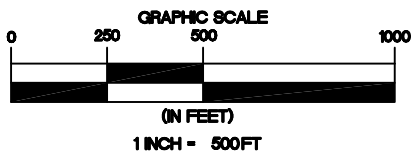
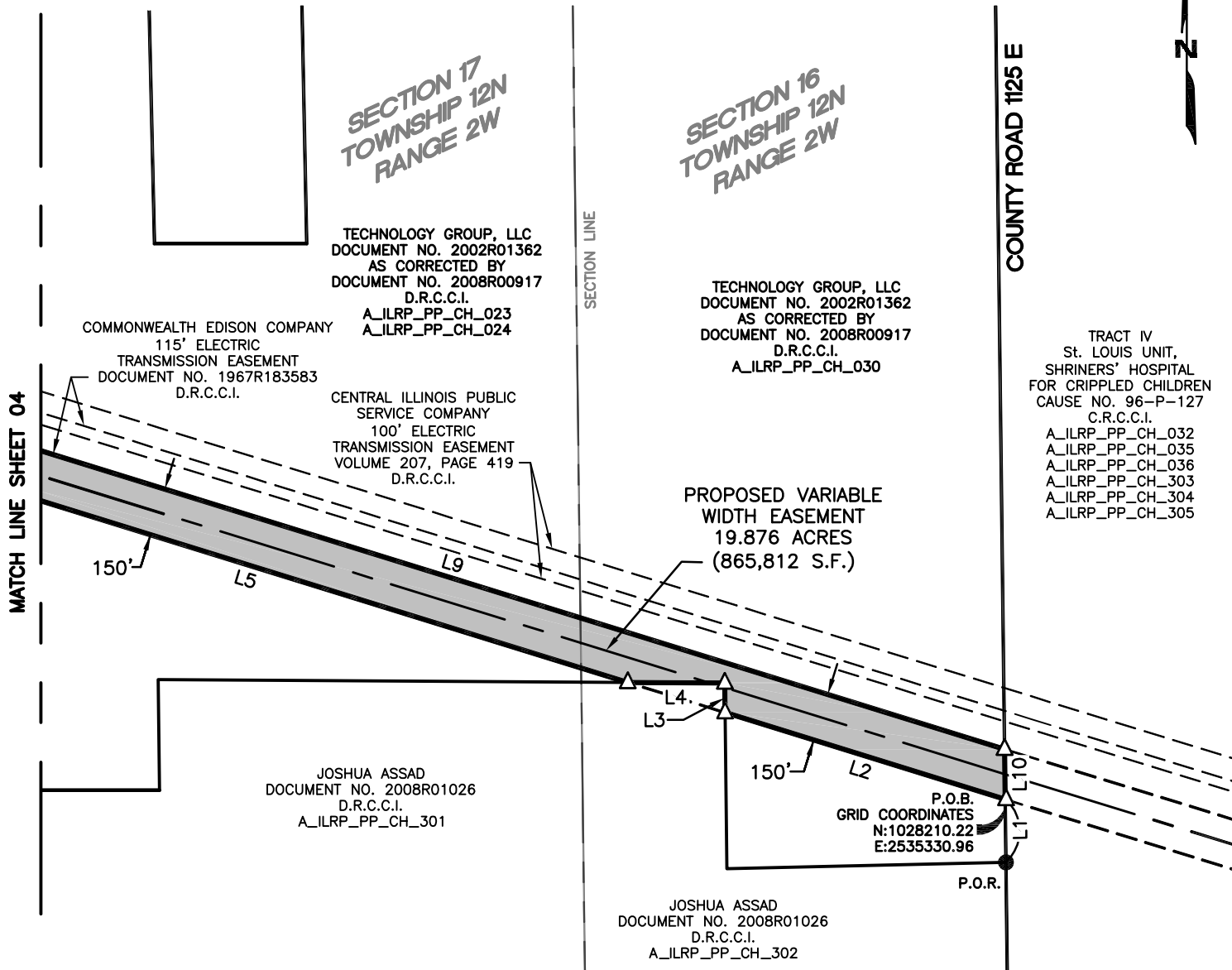


EXHIBIT "A"

Docket 16-0274

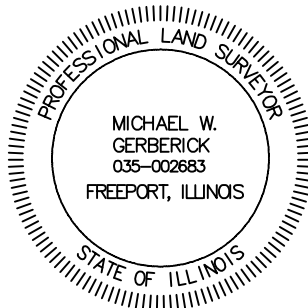
Appendix B

Page 5 of 168



LEGEND

C.R.C.I.	COURT RECORDS
D.R.C.C.I.	CHRISTIAN COUNTY, ILLINOIS
	DEED RECORDS
	CHRISTIAN COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
---	TRACT LINE
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/09/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_PP_CH_020
DRAWN BY: JC



150' TRANSMISSION
LINE EASEMENT
PAWNEE TO PANA
SECTIONS 16 AND 17, TOWNSHIP 12 NORTH,
RANGE 2 WEST OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

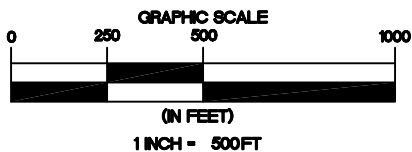
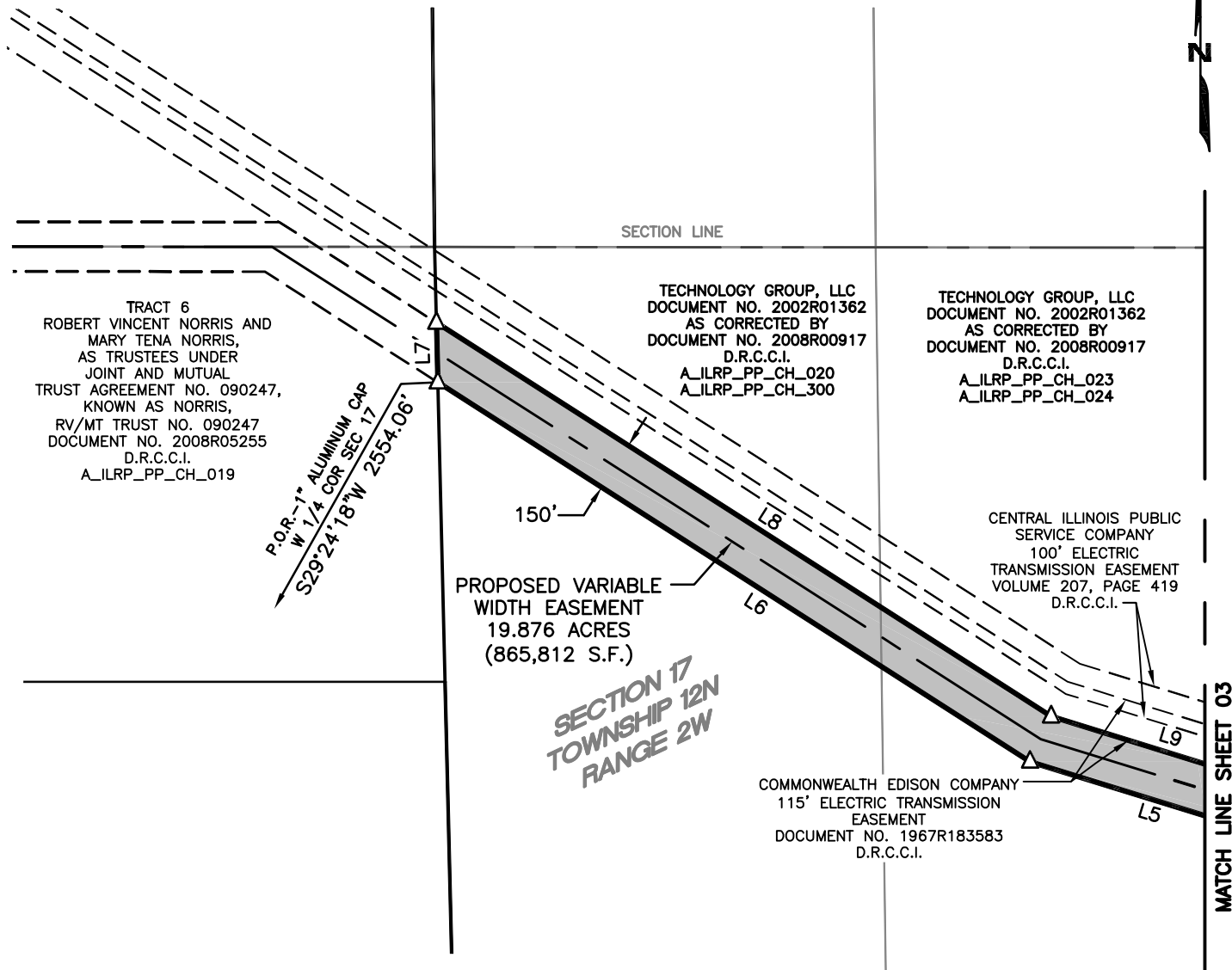


EXHIBIT "A"

Docket 16-0274

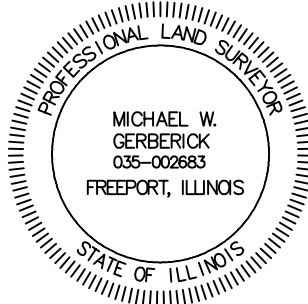
Appendix B

Page 6 of 168



LEGEND

C.R.C.I.	COURT RECORDS
D.R.C.C.I.	CHRISTIAN COUNTY, ILLINOIS
P.O.B.	DEED RECORDS
P.O.R.	CHRISTIAN COUNTY, ILLINOIS
●	POINT OF BEGINNING
△	POINT OF REFERENCE
—	1/2" IRON ROD FOUND
—	CALCULATED POINT
—	TRACT LINE
—	SECTION LINE
—	SUBJECT PROPERTY LINE
—	PROPERTY LINE
—	PROPOSED EASEMENT CENTERLINE
—	PROPOSED EASEMENT
—	EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

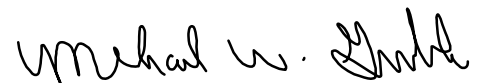
SHEET 04 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/09/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_PP_CH_020
DRAWN BY: JC

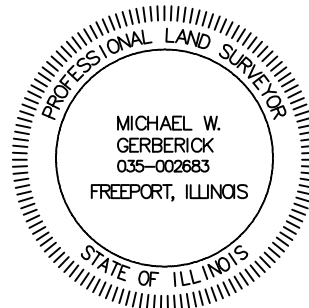


150' TRANSMISSION
LINE EASEMENT
PAWNEE TO PANA
SECTIONS 16 AND 17, TOWNSHIP 12 NORTH,
RANGE 2 WEST OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°41'52"E	198.38'
L2	N72°48'38"W	922.93'
L3	N00°37'03"W	92.96'
L4	N89°39'57"W	305.26'
L5	N72°48'38"W	2488.08'
L6	N57°21'16"W	2128.98'
L7	N01°23'26"W	181.01'
L8	S57°21'16"E	2209.94'
L9	S72°48'38"E	3662.81'
L10	S00°41'52"E	157.62'



MICHAEL W. GERBERICK
 PROFESSIONAL LAND SURVEYOR
 NO. 035-002683 - STATE OF ILLINOIS
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.006475 - STATE OF ILLINOIS



NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 05 OF 05

PROJECT: ILLINOIS RIVERS
 JOB NUMBER: 32359
 DATE: 02/09/2015
 SCALE: NOT TO SCALE
 TRACT ID: A_ILRP_PP_CH_020
 DRAWN BY: JC



150' TRANSMISSION
 LINE EASEMENT
 PAWNEE TO PANA
 SECTIONS 16 AND 17, TOWNSHIP 12 NORTH,
 RANGE 2 WEST OF THE 3RD PRINCIPAL MERIDIAN
 CHRISTIAN COUNTY, ILLINOIS

EXHIBIT "A"

A 6.922 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN DEED TO DMW INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2012R05047 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/4-INCH AXLE FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1036278.93 E: 2517147.27;

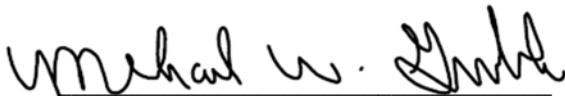
THENCE NORTH 89 DEGREES 48 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 150.03 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 17 MINUTES 36 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 2,025.29 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID PARCEL 2 AND A TRACT OF LAND DESCRIBED IN DEED TO JEFFREY A. WESTERHOLD, TRUSTEE OF THE JEFFREY A. WESTERHOLD REVOCABLE TRUST AND MARY J. WESTERHOLD, TRUSTEE OF THE MARY J. WESTERHOLD REVOCABLE TRUST NO. 2, RECORDED IN DOCUMENT NO. 2014R03482, D.R.C.C.I.;

THENCE NORTH 78 DEGREES 50 MINUTES 57 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 153.61 FEET TO A POINT IN THE WEST LINE OF SAID NORTHWEST 1/4 AT THE WEST COMMON CORNER OF SAID PARCEL 2 AND SAID WESTERHOLD TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS SOUTH 01 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 3,326.42 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,995.08 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 301,528 SQUARE FEET OR 6.922 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 06/23/2015



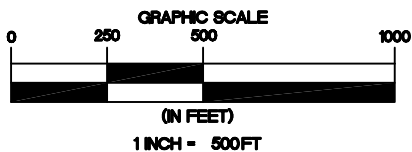
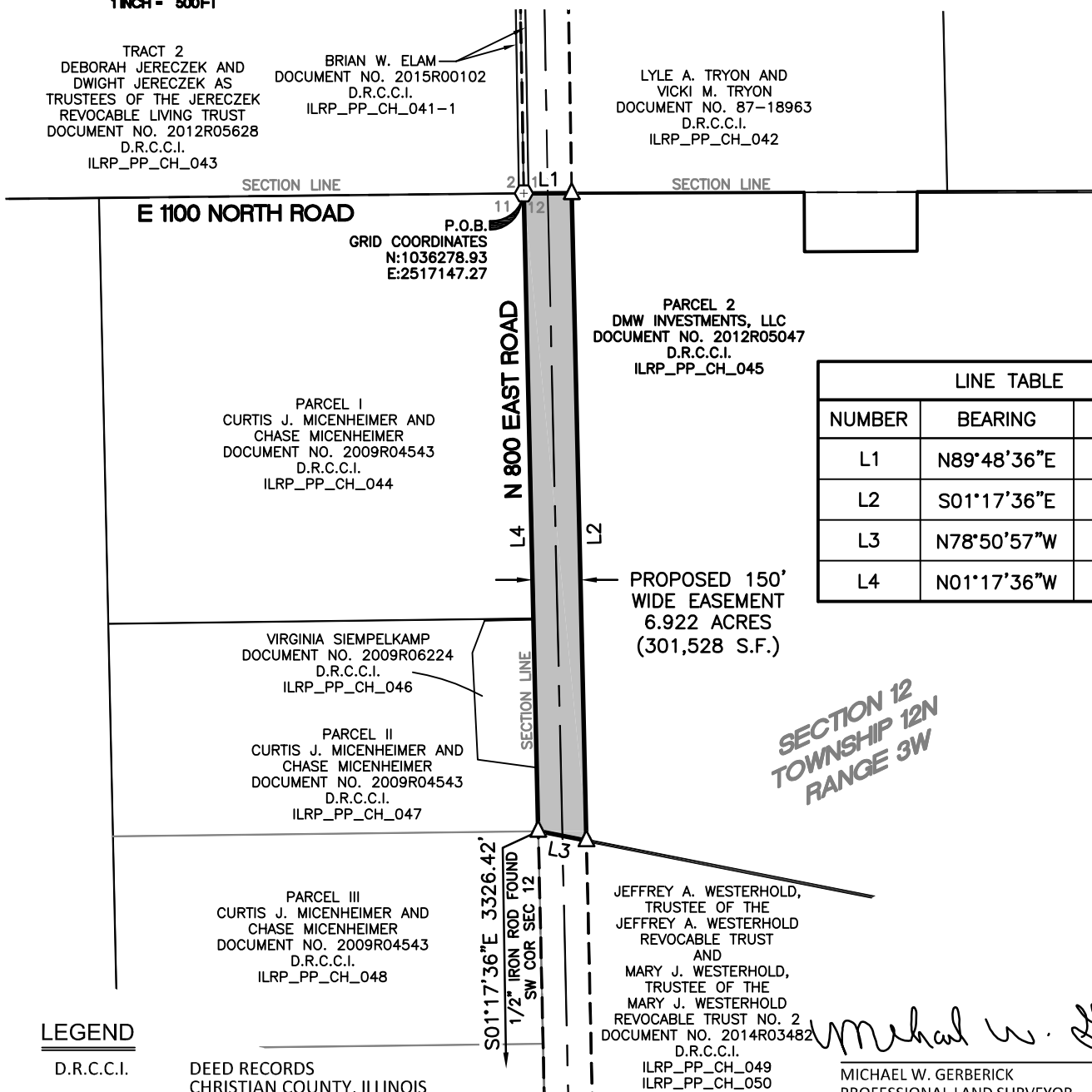


EXHIBIT "A"

Docket 16-0274

Appendix B

Page 9 of 168



LEGEND

D.R.C.C.I.

P.O.B.
P.O.R.



2 | 1
11 | 12

DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
1-1/4" AXLE FOUND
CALCULATED POINT

TYPICAL SECTION CORNER

TRACT LINE

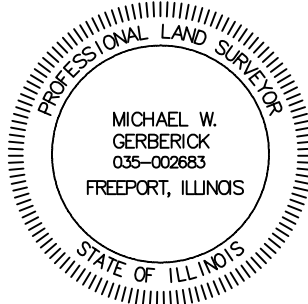
SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/23/2015
SCALE: 1" = 500'
TRACT ID: ILRP_PP_CH_045
DRAWN BY: JDM



150' TRANSMISSION
LINE EASEMENT
PAWNEE TO PANA
SECTION 12, TOWNSHIP 12 NORTH, RANGE 3 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

EXHIBIT "A"

AN 11.403 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JEFFREY A. WESTERHOLD, TRUSTEE OF THE JEFFREY A. WESTERHOLD REVOCABLE TRUST AND MARY J. WESTERHOLD, TRUSTEE OF THE MARY J. WESTERHOLD REVOCABLE TRUST NO. 2, RECORDED IN DOCUMENT NO. 2014R03482 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID WEST 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1030959.15, E:2517267.38;

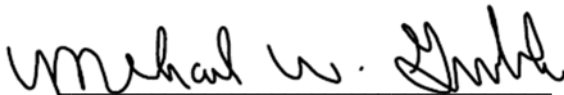
THENCE NORTH 01 DEGREES 17 MINUTES 36 SECONDS WEST, ALONG THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 3,326.42 FEET TO THE WEST COMMON CORNER OF SAID WESTERHOLD TRACT AND A TRACT OF LAND DESCRIBED AS PARCEL 2 IN DEED TO DMW INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2012R05047, D.R.C.C.I., FROM WHICH A 1-1/4-INCH AXLE FOUND AT THE NORTHWEST CORNER OF SAID WEST 1/2 BEARS NORTH 01 DEGREES 17 MINUTES 36 SECONDS WEST, A DISTANCE OF 1,995.08 FEET;

THENCE SOUTH 78 DEGREES 50 MINUTES 57 SECONDS EAST, ALONG THE COMMON LINE OF SAID WESTERHOLD TRACT AND SAID PARCEL 2, A DISTANCE OF 153.61 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 17 MINUTES 36 SECONDS EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 3,296.17 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID WEST 1/2;

THENCE SOUTH 89 DEGREES 47 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.03 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 496,695 SQUARE FEET OR 11.403 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 06/18/2015

